

52-152

PK 7112PG272

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED  
033945**

**KNOW ALL MEN BY THESE PRESENTS**, that **Alice P. Morency**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **Ivan R. Ketchum and Michele L. Ketchum**, of Fairhaven, State of Massachusetts, as joint tenants and not as tenants in common, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Ivan R. Ketchum and Michele L. Ketchum, their heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

A certain lot or parcel of land situate in said **Waterville**, being Lot Number Fifteen (15) on a plan of Elmwood Vista, said plan made by Francis Y. Armstrong, C.E. and recorded in Kennebec Registry of Deeds to which further reference may be made.

Also another certain lot or parcel of land situated in Waterville, aforesaid, on Elmwood Avenue, being the westerly half of Lot Number Sixteen (16) on Plan of Lots of Elmwood Vista, said plan made by F. Y. Armstrong and dated April 14, 1941, recorded in Kennebec Registry of Deeds, Book of Plans #13, Page 68, recorded May 21, 1941.

Said half of Lot Number Sixteen (16) measures twenty-two and one half (22 ½) feet on Elmwood Avenue and extends in a southeasterly direction one hundred two and twenty-six one-hundredths (102.26) feet along the easterly line of property now owned by Leona H. Haycock, thence at right angles approximately twenty-two and one-half (22 ½) feet, in an easterly direction; thence at right angles in a northerly direction to said Elmwood Avenue.

**MEANING AND INTENDING** to convey the same premises as conveyed to Paul W. Morency and Alice P. Morency, as joint tenants, by Warranty Deed of Leona Birmingham Haycock Knight dated August 11, 1967 and recorded in Kennebec County Registry of Deeds in Book 1449, Page 568. The said Paul W. Morency having deceased December 11, 1998.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Ivan R. Ketchum and Michele L. Ketchum, their heirs and assigns, to them and their use and behoof forever.

**AND** I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Ivan R. Ketchum and Michele L. Ketchum, their heirs and assigns forever, against the lawful claims and demands of all persons.

② NAME

52-152

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IN WITNESS WHEREOF, I, the said Alice P. Morency have hereunto set my hand and seal this 21<sup>st</sup> day of October, 2002.

Signed, Sealed and Delivered  
in presence of

Alice P. Morency  
Alice P. Morency

William P. Dubord

Arlene M. Comber  
By: Arlene M. Comber under  
Power of Attorney dated  
May 31, 2002

STATE OF MAINE  
Kennebec, ss.

October 21, 2002

Personally appeared the above named **Arlene M. Comber**, as attorney-in-fact for the above-named **Alice P. Morency** and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said Alice P. Morency.

Before me,

William P. Dubord  
Notary Public/Attorney at Law



**WILLIAM P. DUBORD**  
Attorney At Law  
Notary Public  
My Commission Expires 6/26/2008

Printed Name

RECEIVED KENNEBEC SS.

2002 OCT 24 AM 9:00

ATTEST: Beverly B. Boudreau  
REGISTER OF DEEDS